

**REVISED**  
**MINUTES OF THE CITY PLANNING COMMISSION**  
**J. MARTIN GRIESEL CONFERENCE ROOM**  
**February 4, 2005**  
**9:00AM**

**CALL TO ORDER**

Caleb Faux called the meeting to order

**COMMISSION MEMBERS**

Caleb Faux, Terry Hankner, Donald Mooney, Curt Paddock and James Tarbell **absent:** Valerie Lemmie and Jacquelyn McCray

**COMMUNITY DEVELOPMENT AND PLANNING STAFF**

Margaret Wuerstle, Imar Bakir, Renee Christon, Steve Briggs, Caroline Kellam and Jennifer Walke

**LAW DEPARTMENT**

Julia Carney

**MINUTES**

Minutes of the January 21, 2005 Meeting were presented.

<b>Motion:</b>	Mr. Mooney motioned to accept the minutes as written
<b>Second:</b>	Ms. Hankner
<b>Vote:</b>	All ayes (5-0), motion carried

**CONSENT ITEMS**

**ITEM #1** – Reconsider the SF-4 Zoning designation placed on Bruce Mosher's property during the Zoning Code Rewrite Project and \$300.00 fee be waived for this study.

**ITEM #2** – A report and recommendation of the granting of two permanent storm sewer easements and three temporary construction easements for the Samoht Ridge Storm Water Project, SS#5203, to the Board of County Commissioners of Hamilton County Ohio, through Bruening Park.

**ITEM #3** – A report and recommendation on the Sale of the One Lytle Place Garage located near the corner of E. Mehring Way and E. Pete Rose Way in the Central Business District.

<b>Motion:</b>	Ms. Hankner motioned to approve Consent Items 1 – 3
<b>Second:</b>	Mr. Mooney
<b>Vote:</b>	All ayes (5-0), motion carried

A discussion on Item #3 followed approval of the Consent Items. Mr. Tom Klumb from The Real Estate Office stated that the 99-year lease for the One Lytle Place Garage still has over 60 years remaining with a charge of \$1.00 per year. The City is not making money on the lease and no one else except One Lytle Place LLC was interested in purchasing the property. The City retains the air rights above the garage, so the garage cannot be demolished and a high rise built in

its place. In reply to Ms. Hankner, Mr. Klumb stated that the City does not pay for maintenance on the property.

## **DISCUSSION ITEM**

**ITEM #4** –A report and recommendation on a Final Development Plan for property improvements within Planned Development (PD) District #7 Laurel Court, 5870 Belmont Avenue.

Community Development and Planning Analyst, Steve Briggs presented a report and recommendation on a Final Development Plan for property improvements within Planned Development (PD) #7 Laurel Court, 5870 Belmont Avenue.

## **BACKGROUND**

The owners, Larry and Judy Moyer, of this single-family residential property at 5870 Belmont Avenue requested a COA and Zoning Variances from the Historic Conservation Board (HCB) on January 24, 2005 to construct a large parking lot for 49 cars.

The Historic Conservation Board (HCB) makes recommendations on Planned Developments to Planning Commission when a historic overlay is present. Community Development and Planning Analyst Caroline Kellam stated that the Historic Conservation Board did not want the parking lot to look obtrusive and for that reason the Board suggested colored asphalt.

Mr. Paddock was concerned that a parking lot this large would have adverse impacts on stormwater drainage and asked if it was a common practice to approve variances with out MSD approval. He stated that when approving variances, one of the responsibilities of the Commission is to determine whether the request would have any impact on such things as drainage and that without MSD's approval or input the impacts could not be determined.

**Motion:** Mr. Mooney motioned to approve the Final Development Plan and variances, with the stipulations that:

- (1) The owners can choose the colored of the asphalt and
- (2) The approval is contingent upon the applicant obtaining MSD approval.

**Second:** Mr. Tarbell

**Vote:** All ayes (5-0), motion carried

## **OTHER BUSINESS**

Ms. Margaret Wuerstle stated that the reason that the appointment of Liz Blume to the Hamilton County Planning Partnership is on the agenda is to let the Commission know that Ms. Blume accepted the appointment. Ms. Wuerstle then presented the Planning Commission members with the Planning Project Tracking Sheet that Valerie Lemmie, City Manager requested in the previous Commission meeting. The tracking sheet contains items that the Planning Commission has reviewed since December 2004.

A discussion followed on the extension of the six IDCs previously approved by the Commission and the revisions made by an emergency ordinance to the Municipal Code noticing requirements. On February 8, 2005, all six IDCs will be heard at the Neighborhood and Public Services Committee meeting and on February 9, 2005, full Council will hear all six IDCs.

**ADJOURN**

**Motion:** Ms. Hankner motioned that the Commission adjourn  
**Second:** Ms. Tarbell  
**Vote:** All ayes (5-0), motion carried

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Margaret A. Wuerstle, AICP  
Chief Planner  
Department of Community  
Development & Planning

Date: \_\_\_\_\_

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Caleb Faux, Chair  
City Planning Commission

Date: \_\_\_\_\_